



HEARING DATE: April 7, 2005

AGENDA ITEM NO: 3

Project Description

APN: 0298-231-04,20,41,42,47,52,53,63,64
APPLICANT: Urban Environs
PROPOSAL: A) GENERAL PLAN LAND USE DISTRICT AMENDMENT FROM 3M-RM & 4M-RM (MULTIPLE- RESIDENTIAL – 3,000 & 4,000 SF OF LAND PER UNIT) TO RS (SINGLE RESIDENTIAL) ON 19.30 ACRES.
 B) TENTATIVE TRACT 16602 TO CREATE 70 SINGLE RESIDENTIAL LOTS ON 18.24 ACRES.
 C) MAJOR VARIANCE TO EXCEED THE ALLOWED WALL HEIGHT BY A MAXIMUM OF 3 FEET ON LOTS 68 THRU 70.
COMMUNITY: MENTONE/ SUPERVISORIAL DISTRICT 3
LOCATION: NORTHWEST CORNER OF COLTON AVE & SAPPHIRE AVE
FILE/INDX: GPA/E315-105/03/TT16602

Vicinity Map



43 Hearing Notices Sent On: March 30, 2005

Report Prepared By: Kevin White

PC Field Inspection Date: March 7, 2005

Field Inspected by: Commissioner Kwappenberg

SITE DESCRIPTION

Parcel Size: 19.30 acres
Terrain: Generally flat, with 0- 5% slope falling generally from the Northeast to the Southwest.
Vegetation Citrus Groves, Native grasses and weeds.

SURROUNDING LAND DESCRIPTION

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT	IL
Site	Vacant/Agriculture/Single Residential	3M-RM & 4M-RM (Multiple- Residential –3,000 & 4,000 SF of land per unit.	IL-1
North	Single Residential developed at 3 units/acre	3M-RM & 4M-RM (Multiple- Residential –3,000 & 4,000 SF of land per unit.	IL-1
East	Single Residential developed at 1.6 units per acre/Nursery	RS-20M - Single Residential 20,000 SF minimum lot size	IL-1
South	Vacant	RL-5AP - Rural Living, 5 acre minimum lot size, Agricultural Preserve	IL-1
West	Single Residential/Vacant	3M-RM & 4M-RM (Multi-Family Residential –3,000 & 4,000 SF of land per unit.	IL-1

AGENCY

City Sphere of Influence: City of Redlands
Water Service: City of Redlands
Septic/Sewer Service: City of Redlands

COMMENT

Redesigned Map Acceptable
 Adequate Service Available
 Adequate Service Available

STAFF RECOMMENDATION: **RECOMMEND** that the Board of Supervisors **ADOPT** the General Plan Amendment, **APPROVE** TT 16602 and **APPROVE** the Major Variance.

In accordance with Section 83.010605 of the Development Code, this action may be appealed to the Board of Supervisors if the Planning Commission recommends denial.

BACKGROUND:

The applicant is proposing a General Plan Amendment (GPA) to change the site's Official Land Use District from 3M-RM & 4M-RM (Multiple Residential 3,000 & 4,000 SF of land per unit) to RS (Single Residential) on 18.24 acres. The project is located at the Northwest corner of Colton Ave & Sapphire Ave in the community of Mentone. It includes Tentative Tract 16602 for the development of a 70 lot, single-residential subdivision and a major variance to allow the proposed perimeter wall to exceed the 6-foot maximum by 3 feet along lots 68-70. The site is gently sloping, with less than 5% naturally occurring cross slopes, falling generally from the northeast to the southwest.

ANALYSIS:

The project area consists of properties of various sizes, many of which are one acre or larger and have residential structures that are 30 years or older. Although the majority of the area is within the 3M-RM & 4M-RM land use districts, the majority of the residential land uses are single family. Therefore the proposed land use district appears to be more consistent with the existing development than the current designation. The proposal will result in a reduction of the potential demand for additional services that may have been required under the current designation because the proposed land use district will only allow 4 dwelling units per acre, far less than the 12 units per acre that would have potentially been allowed under the multiple residential land use district.

The project proposed by the applicant encompasses five parcels that total 18.24 acres. The configurations of these parcels enclose four other parcels that are not under the applicant's ownership. Staff is recommending that these four properties be included in the proposed GPA, to maintain consistency in the area's general plan. The four properties are all compatible with the proposed GPA and the concurrently filed tract, because they are all improved with single family homes that meet the majority of the development standards for the RS district.

The Tentative Tract will create 70 new lots, and allow the development of 69 new homes since one of the proposed new lots has an existing residence. The Tract includes 4 new streets and has access from both Sapphire and Colton Avenue. The major variance to allow up to a 9' wall is to facilitate drainage of the site. The additional height will allow the grades in certain areas of the project site to be raised in a manner that will allow drainage flows to be carried towards Colton Avenue. All of the existing and proposed new streets will be improved with curb, gutter and sidewalk. The recordation of Tentative Tract 16602 will also approve the vacation of the north 12 feet of Colton Avenue, which is currently listed as a Collector Street. The vacation request was reviewed and recommended for approval by the Highway Planning Technical Committee (HPTC). The Collector designation along this section of Colton Avenue is not considered necessary, due to this segment's close proximity to the termination of the street.

The project lies within the sphere of influence for the City of Redlands. The project proposes to connect to water and sewer services from the City of Redlands. A referral was sent to the City and they responded with a recommendation to the County to require a maintained landscaped setback along Colton Avenue. This recommendation was met with the latest redesign of the tract map. The City of Redlands informed staff that the proposed GPA, Tentative Tract and partial vacation of Colton Avenue is consistent with the City General Plan and Circulation Element.

The proposed tract is within a flood hazard overlay, and falls within a FEMA mapped 100-year flood area. The Conditions of Approval include mitigation measures from the Initial Study to alleviate this issue. That condition will require the developer to elevate any building pad necessary, and to receive approval from FEMA prior to the recordation of the tract.

There were 20 letters received expressing opposition to this proposal during the review and comment period. Issues raised included inconsistency of the smaller lot sizes, an undesirable change in the character of the community, increased traffic, overcrowded schools, an increase in noise, and the development of homes in a flood hazard area.

In response:

- The GPA will reduce the number of units that could be developed, because if approved, it would remove the multiple residential district, and replace it with the single residential district.
- A Traffic Impact Analysis was conducted for the project and the surrounding areas. The analysis found that the project would impact several intersections that are currently below acceptable service levels. The developer will be required to submit a fair share contribution to the Public Works Department for the improvement of the affected intersections.
- In regards to schools, the project is within the Redlands Unified School District. A project notice was sent to the district, however no comments were received. To deal with new housing, and the demands they place on the district, school facility fees are assessed by the district for all new residential construction.

An independent Initial Study in compliance with the California Environmental Quality Act (CEQA) has been completed for the project that determined the proposal would not have any adverse impacts that will remain potentially significant, with appropriate mitigation measures. Therefore, if the project is approved, a Mitigated Negative Declaration is recommended.

RECOMMENDATION: That the Planning Commission **RECOMMEND** that the Board of Supervisors:

- A) **ADOPT** the Mitigated Negative Declaration;
- B) **ADOPT** the General Plan Amendment to change the land use district from 3M-RM & 4M-RM to RS on 19.30 acres;
- C) **APPROVE** Tentative Tract Maps 16602, to create seventy (70) lots on 18.24 acres, subject to the Conditions of Approval;
- D) **ADOPT** the Findings as contained in the Staff Report;
- E) **FILE** a Notice of Determination.

Attachments: Exhibit A: [Findings](#)
Exhibit B: [Conditions of Approval](#)
Exhibit C: [Assessor's Parcel Map](#)
Exhibit D: [Official Land Use District Map](#)
Exhibit E: [Proposed Land Use District Map](#)
Exhibit F: [Tentative Tract Map 16602](#)
Exhibit G: [Initial Study](#)
Exhibit H: [Photos](#)
Exhibit I: Correspondence